

CITY COUNCIL REGULAR SESSION

Motion to reject all bids for Bid No. 23021 for Robinswood ADA Walkways, revise the scope of work, and re-bid at a later date.

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Parks & Community Services

EXECUTIVE SUMMARY

This motion will reject all bid submissions for Bid No. 23021 for Robinswood ADA Walkways. Kamins Construction was the only bid submitted and exceeds the Engineer's Estimate by 102%.

RECOMMENDATION

Move to reject all bid submissions for Bid No. 23021 for Robinswood ADA Walkways, revise the scope of work, and re-bid at a later date.

BACKGROUND/ANALYSIS

In 1895, Hans Miller built the original structure that would become known as the Robinswood House. The original house was heavily modified and renovated over the years until the property including the house was purchased by the City in 1971. Today, this house provides rental facilities for weddings, social events, and business meetings to the community. Currently, there are no accessible routes from the public sidewalk or from accessible parking stalls to the Robinswood House.

When completed, this project work will provide accessible access to several house entrances by replacing and rerouting existing sidewalks from the public way and adjacent accessible parking to the Robinswood House.

Bid Process & Analysis

The bid process was conducted using an open and transparent process. Bids were advertised on the City's website, The Seattle Times, and Daily Journal of Commerce beginning February 27. Contract documents were made available on the City and Builder's Exchange websites for three weeks. The following bid was opened on March 16.

Bidder	Bid Amount
Kamins Construction Inc	\$1,239,560.85
Engineer's Estimate	\$ 612,566.20

The only bid received, from Kamins Construction, was 102% greater than the Engineer's Estimate. The current bidding climate remains erratic, with unpredictable material and labor costs. Kamins Construction cited high costs due to volatile material pricing, specifically noting metal railing and retaining walls. Additionally, the bid required project work to be phased over a two-year period so that

impacts to the community could be reduced, however this extended work schedule also made material costs more unpredictable for bidders.

To the best of staff's knowledge, all factors that normally contribute to construction expenses have been accounted for in the construction documents and in the Engineer's Estimate. Therefore, staff recommends rejecting the bid, revising the project's scope of work, and re-bidding this project to perform walkway improvements at a later date.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

BCC 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$350,000.

BCC 4.28.040(I) authorizes the City Council to reject any or all bids in its discretion and make further call for bids

PA-34 – Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

Fiscal Impact

Rejecting this bid does not commit the City to a contract. By rejecting this bid and revising the project's scope or work, staff expects to see lower costs. This contract is intended to be funded by the 2023-2029 General Capital Investment Program (CIP) Parks Renovation and Refurbishment Plan (CIP Plan No. P-R-11).

OPTIONS

1. Reject all bids for Bid No. 23021 for Robinswood ADA Walkways, revise the scope of work, and re-bid at a later date.
2. Award the contract to the apparent low and only bidder.
3. Provide alternative direction to staff.

ATTACHMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A